

Suburban Land Company DEED TO S.A. Burts, et al.

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Suburban Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at

Greenville in the State of South Carolina for and in consideration of the

sum of Seven hundred ninety & no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

S.A. Burts and F.M. Burnett, all that certain piece, parcel or lot of land situate, lying and being just without the corporate limits of the City of Greenville, County and State aforesaid, and being known and designated as Lot No. 47 on plat of Suburban Land Company of what is known as "Sans Souci Villa", and having, according to such plat the following metes and bounds, to wit: BEGINNING at an iron pin on the East side of Brockman Avenue, joint corner of lots No. 47 and 48, and running thence with line of Lot No. 48 S. 57.25 E. 218 feet to iron pin; thence S. 13.30 W. 88 feet to iron pin, joint corner of lots No. 46 and 47; thence along line of Lot No. 46 N. 57.25 W. 211 feet to iron pin on Brockman Avenue; thence with line of Brockman Avenue N. 10.30 E. 91 feet to the beginning corner.

Upon condition however, which is part of the considerations of this deed and condition subsequent:

- (1) That no house shall be built upon this lot costing less than fifteen hundred (\$1500.00) Dollars.
(2) That this property nor any part thereof shall be sold, rented or otherwise disposed of to any person of African descent.
(3) That no building shall be erected nearer to the street than the building line shown on plat of said property, which line is twenty-five feet from the sidewalk.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 8th day of April, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.P. Ballenger, G.H. Starnes,

Suburban Land Co. By Raven I. McDavid, Pres. and T.F. Hunt, Sec. & Treas.



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

PERSONALLY appeared before me J.P. Ballenger and made oath that he saw

Raven I. McDavid as President and

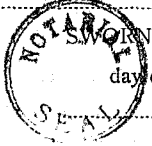
T.F. Hunt, as Sect. & Treas.

of Suburban Land Co., a corporation chartered under the laws of the State of So. Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

G.H. Starnes, witnessed the execution thereof.

Notary Public to before me, this 8th day of April, A. D. 1912.

F.G. Spellmeyer (SEAL.) Notary Public for South Carolina.



Recorded for June 6th, 1913.